



BURR RIDGE SUBDIVISION ORDINANCE

SECTION II RULES AND DEFINITIONS

A. RULES

The language set forth in the text of this ordinance shall be interpreted in accordance with the following rules of construction:

1. the singular number includes the plural and the plural the singular;
2. the present tense includes the past and future tenses and the future the present;
3. the word "shall" is mandatory, while the word "may" is permissive;
4. the masculine gender includes the feminine and neuter;
5. whenever a word or term defined hereinafter appears in the text of this ordinance, its meaning shall be construed as set forth in the definition thereof, and any word appearing in parenthesis directly after a word herein defined shall be construed in the same sense as that word; and
6. the following words and terms, wherever they occur in this ordinance, shall be construed as herein defined.

B. DEFINITIONS

1. **ALLEY** is a right-of-way that affords secondary means of access to properties abutting upon a street.
2. **BLOCK** is a tract of land bounded by streets, or by a combination of streets and public parks, railroad rights-of-way, or other similar natural boundaries. A block may be located in part beyond the boundary lines of the corporate limits of the Village.
3. **BOARD OF TRUSTEES** is the President and Board of Trustees of the Village of Burr Ridge, Illinois.
4. **BUILDING COMMISSIONER** is the Building Commissioner of the Village of Burr Ridge, Illinois, or a duly authorized representative of the Building Commissioner.



5. **BUILDING PERMIT** is a permit issued by the Village of Burr Ridge in accordance with the Village of Burr Ridge Building Ordinance, No. 860 for the construction, erection or alteration of a structure or building.
6. **BUILDING SETBACK LINE** is a line within a lot or other parcel of land, which denotes the required setback for buildings on a lot as per the Village of Burr Ridge Zoning Ordinance, No. 834.
7. **CERTIFY or CERTIFICATION** means formally attesting that the specific inspections and tests where required have been performed, and that such tests comply with the applicable requirements of this Ordinance.
8. **COMMUNITY DEVELOPMENT DIRECTOR** is the Community Development Director of the Village of Burr Ridge hired and appointed by the Village of Burr Ridge Board of Trustees.
9. **COMPREHENSIVE PLAN** refers to the composite of the functional and geographic elements of the Official Comprehensive Plan of the Village of Burr Ridge and Environs of any segment thereof, in the form of plans, maps, charts, text of reports, implementing ordinances, and the Official Map.
10. **CONSTRUCTION PERIOD**, see Subdivision Improvement Period.
11. **CUBIC YARDS** means the amount of material in excavation and/or fill measured by the method of "average end areas."
12. **CUL-DE-SAC** is a minor street with a single outlet and having the other end for the reversal of traffic (i.e. a turnaround).
13. **DETENTION BASIN (OR POND)** is a man-made or natural water collector facility designed to collect surface and sub-surfaced water in order to impede its flow and to release the same gradually at a rate not greater than that prior to the development of the property, into natural or man-made outlets.
14. **DEVELOPER** is any person, firm, association, partnership, private corporation, public or quasi-public corporation, or a combination of any of them, or other legal entity having sufficient proprietary interest in the land sought to be subdivided or divided to commence and maintain proceedings under the provisions of this ordinance and that under the authority of the property owner intends to subdivide, construct subdivision improvements, and subsequently to improve or sell individual lots.
15. **EASEMENT** is a quantity of land set aside over or under which a liberty, privilege, or advantage in land without profit is dedicated and is distinct from ownership of the land or is granted either to the public, a particular person, or a combination of both.



16. **ENGINEERING PLAN(S)** is a drawing or set of drawings, drawn to an engineer's scale and prepared by an Illinois Professional Engineer, that graphically depicts the location, design, and construction of the improvements for a proposed subdivision including but not limited to streets, sidewalks, utilities, stormwater management facilities, and similar subdivision improvements.
17. **EXCAVATION** means any act by which organic matter, earth, sand, gravel, rock or any other similar material is cut into, dug, quarried, uncovered, removed, displaced, relocated or bulldozed and shall include the conditions resulting therefrom.
18. **EXISTING GRADE** means the vertical location of the existing ground surface prior to excavation or filling.
19. **FILL** means any act by which earth, sand, gravel, rock or any other material is deposited, placed, replaced, pushed, dumped, pulled, transported or moved by man to a new location and shall include the conditions resulting therefrom.
20. **FINAL GRADE** means the vertical location of the ground or pavement surface after the grading work is completed in accordance with the site development plan.
21. **FINAL PLAT** is a map or plan of all or a portion of a subdivision and any accompanying material which is presented for final approval by the Village.
22. **FRONTAGE ROAD** is a minor street which is parallel to and either adjacent to or within the right-of-way of a thoroughfare.
23. **GRADING** means excavation or fill or any combination thereof and shall include the conditions resulting from any excavation or fill.
24. **HALF STREET** is a street or right-of-way of less than the total required width.
25. **IMPROVEMENT** is any man-made, immovable item that becomes part of, placed upon, or is affixed to, real estate.
26. **IMPROVEMENT PERIOD** see Subdivision Improvement Period.
27. **LAND IMPROVEMENT** see Subdivision Improvement.
28. **LANDSCAPING PLAN(S)** is a drawing or set of drawings, drawn to an engineers scale and prepared by a qualified landscape architect, professional engineer, or other qualified person or firm, that graphically depicts the location, design, and construction of common landscaping improvements for a proposed subdivision including but not limited to trees, bushes, ground covers, flowers, entryway signs, subdivision fences and walls, and similar landscape improvements.
29. **LETTER OF CREDIT** is a definite financial undertaking that complies with the requirements of Article 5 of the Illinois Commercial Code, that guarantees that the



- improvements required as part of an application for subdivision are satisfactorily completed.
30. **LOT** is a designated parcel, tract, or area of land established by a plat of subdivision intended for transfer of ownership or for building development.
 31. **LOT AREA** is the size of a lot measured within the lot lines and expressed in terms of acres or square feet.
 32. **LOT, BUTT** is a lot at the end of a block and located between two corner lots.
 33. **LOT, CORNER** is a lot that has at least two sides abutting for their full lengths upon streets or as otherwise defined by the Burr Ridge Zoning Ordinance, No. 834.
 34. **LOT FRONTAGE** is that portion of a lot extending along a street line.
 35. **LOT, THROUGH** is a lot which has a pair of opposite lot lines along two substantially parallel streets.
 36. **MAINTENANCE PERIOD**, see Subdivision Maintenance Period.
 37. **MINOR STREET**, see Local Street
 38. **NATURAL DRAINAGE** means channels formed in the existing surface topography of the earth prior to changes made by unnatural causes.
 39. **RESTRICTED ACCESS STRIP** is a land area located along a lot line abutting a street within which no vehicular driveway shall be permitted.
 40. **OUTLOT** is a designated parcel, tract, or area of land established by a plat of subdivision intended for common use or ownership including but not limited to stormwater detention and retention ponds.
 41. **OWNER, PROPERTY** is the legal title holder of the property to be subdivided and developed
 42. **PARCEL** means all contiguous land in one ownership.
 43. **PARKWAY** is the unpaved strip of land within a street right-of-way and parallel to the roadway.
 44. **PATHWAY** is a hardsurfaced path designated for pedestrian and bicycle use and typically located in public parks, pathway easements, or similar publicly accessed areas. A pathway is distinguished from a sidewalk in that pathways are typically not located parallel to a public street.



45. **PEDESTRIAN WAY** is a right-of-way across or within a block designated for pedestrian use.
46. **PERFORMANCE GUARANTEE**, see Letter of Credit.
47. **PERMITTEE** means any person to whom a site development permit is issued.
48. **PERSON** means any individual, firm or corporation, public or private, the State of Illinois and its agencies or political subdivisions, and the United States of America, its agencies and instrumentality's, and any agent, servant, officer or employee of any of the foregoing.
49. **PLAN COMMISSION** is the Burr Ridge Plan Commission.
50. **PRELIMINARY PLAT** is a tentative map or plan of a proposed subdivision as described herein.
51. **PUBLIC IMPROVEMENT** see Subdivision Improvement
52. **REMOVAL** means cutting vegetation to the ground or stumps, complete extraction, or killing by spraying.
53. **RETAINING WALL** is a structure erected between lands of different elevation and to protect structures and/or to prevent washing down or erosion of earth from the upper slope level.
54. **RETENTION BASIN** is a pond or pool of water used for the permanent storage of water run-off.
55. **RIGHT-OF-WAY** is a strip of land occupied or intended to be occupied by a street, sidewalk, railroad, road, electric transmission line, gas pipeline, utility main, or another special purpose.
56. **ROADWAY** is the actual road surface area between curb faces, which may include lanes for travel, parking, deceleration, and acceleration. Where there are no curbs, the roadway is that portion between the edges of the paved, or hardsurfaced, width.
57. **SIDEWALK** is a hardsurfaced path designated for pedestrian use and usually located parallel and at the side of a roadway.
58. **SIDE-STRIP** see Parkway.
59. **SITE** means a lot or parcel of land, or a contiguous combination thereof, where grading work is performed as a single unified operation.
60. **SITE DEVELOPMENT** means altering terrain and/or vegetation and constructing improvements.



61. **SPECIAL MANAGEMENT AREA** is any area located in Du Page County, which consists of wetlands, floodplain, or riparian areas as defined in Article 2, Section 15-17 of the Du Page County Stormwater Ordinance.
62. **STORMWATER MANAGEMENT FACILITIES** includes detention basins, retention basins, storm sewer pipes, restrictors, swales, ditches, and all other related improvements and grading intended for the control, storage, and release of stormwater run-off.
63. **STREET** is a public or private right-of-way or easement, improved with a hardsurfaced roadway suitable for two-directional vehicular traffic which affords primary means of access by pedestrians and vehicles to abutting properties, whether designated as a street, avenue, highway, road, boulevard, or however otherwise designated.
64. **STREET, ARTERIAL** is a street designated as an arterial by the Burr Ridge Comprehensive Plan and designed with the function of providing major traffic movement between communities and which serves as a major traffic artery connecting various sections of the Village of Burr Ridge.
65. **STREET, COLLECTOR** is a street designated as a collector by the Burr Ridge Comprehensive Plan and that carries traffic from minor streets to arterial streets, including the principal entrance streets of residential developments and the principal streets for circulation within such a development.
66. **STREET, LOCAL** is a street of limited continuity. Its primary purpose is to serve abutting properties.
67. **STREET STUB** is a street or portion of a street which has a single outlet (i.e. dead-end street) but which is intended for future extension.
68. **STREET WIDTH** is the shortest distance between the improved edges of a given street.
69. **STRIPPING** means any activity which removes the vegetative surface cover including tree removal, clearing, and storage or removal of top soil.
70. **SUBDIVIDER** see Developer.
71. **SUBDIVISION** is a described area of land that is to be, or has been divided into, two or more parts and as described in the State of Illinois Plat Act. The term "subdivision" includes resubdivision, Planned Unit Developments, and, where it is appropriate to the context, the process of subdividing.
72. **SUBDIVISION DESIGN STANDARDS** are the minimum standards set forth in this ordinance, in conformance with which subdivision shall be designed and developed.



73. **SUBDIVISION ENTRYWAY MONUMENTS** are structures including but not limited to fence pillars or wall sections that are located at the entrances to a subdivision and that delineate or highlight the subdivision entryway.
74. **SUBDIVISION FENCES** are fences within a subdivision fence easement, commonly owned and maintained by property owners within a subdivision, and generally located to separate side and rear yards of private lots from thoroughfares.
75. **SUBDIVISION IMPROVEMENT** is any improvement including any sanitary sewerage system, storm sewer, stormwater retention or detention area, water supply and distribution system, roadway, side-strip, sidewalk, pedestrian way, no-access strip, off-street parking area, or other improvement which the Village of Burr Ridge may require under this Ordinance. Further, any improvement that is required to be installed under this Ordinance to service a particular subdivision shall be included in the definition of "Subdivision Improvement(s)" regardless of whether the Village may allow it to remain owned or controlled by someone other than the Village.
76. **SUBDIVISION IMPROVEMENT PERIOD** is the time period (typically 2 years) following the recording of a Plat of Subdivision and preceding the Subdivision Maintenance Period which is allotted for construction of required subdivision improvements.
77. **SUBDIVISION MAINTENANCE PERIOD** is the time period (typically 2 years) following the acceptance of subdivision improvements by the Board of Trustees in which the developer remains responsible for the maintenance of subdivision improvements.
78. **SUBDIVISION PLAN** is a scaled drawing depicting the layout of a proposed subdivision including streets, common space, and private lots. A subdivision plan may be presented in the form of an informal sketch, a preliminary plat of subdivision, or a final plat of subdivision.
79. **THOROUGHFARE** is a street designated by the Comprehensive Plan as a highway, arterial, or collector street said street having a high degree of continuity and serving as an arterial trafficway between the various districts of Burr Ridge and its environs.
80. **TURNAROUND, TEMPORARY** is a hardsurfaced portion of a street located at the closed end of a street stub that provides an area for motor vehicles to turnaround within the public right-of-way or within a temporary turnaround easement.
81. **VACANT** means land on which there are no structures or only structures which are secondary to the use or maintenance of the land itself.
82. **VILLAGE** means the Village of Burr Ridge, Cook and DuPage Counties, Illinois.
83. **VILLAGE CLERK** is the Village Clerk of the Village of Burr Ridge, Illinois.



84. **VILLAGE ENGINEER** is a professional engineer, registered in the State of Illinois, who has been duly appointed as the Village Engineer by the Board of Trustees, or who has been hired by the Village as its consulting engineer.
85. **VILLAGE FORESTER** is a person with expertise and experience in the field of landscape architecture or forestry and who has been duly appointed as the Village Forester by the Board of Trustees or who has been hired by the Village as its consulting forester.